

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11010 GEORGIAN DRIVE IN THE NORTH LAMAR NEIGHBORHOOD PLAN AREA FROM LIMITED OFFICE-NEIGHBORHOOD PLAN (LO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from limited office-neighborhood plan (LO-NP) combining district to general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district on the property described in Zoning Case No. C14-2012-0038, on file at the Planning and Development Review Department, as follows:

Lot 5, Block A, Eddie Ludwig Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 94, Page 87 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 11010 Georgian Drive in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 500 trips per day.
- B. A five-foot wide vegetative buffer shall be provided and maintained along and adjacent to the western property line. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those

improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

C. Drive-in service use is prohibited as an accessory use to commercial uses.

D. The following uses are prohibited uses of the Property:

Automotive rentals	Automotive sales
Automotive washing (of any type)	Commercial blood plasma center
Kennels	Outdoor sports and recreation
Service station	Campground
Exterminating services	Hotel-motel
Laundry services	Outdoor entertainment
Off-site accessory parking	Drop-off recycling collection facility
Restaurant (general)	Restaurant (limited)
Pawn shop services	Theater
Adult-oriented business	

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, and other applicable requirements of the City Code.

PART 4. The Property is subject to Ordinance No. 20100624-111 that established the North Lamar neighborhood plan combining district.

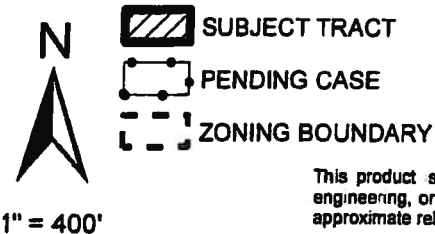
PART 5. This ordinance takes effect on _____, 2012.

PASSED AND APPROVED

_____, 2012 §
 §
 § _____

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
Karen M. Kennard Shirley A. Gentry
City Attorney City Clerk



ZONING CASE#: C14-2012-0038

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